



CITY of CALABASAS

## Architectural Review Panel Action Agenda

Friday, June 22, 2012, 2:30 P.M.

Conference Room 3, City Hall

100 Civic Center Way, Calabasas

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The starting times listed for each agenda item should be considered a guideline only. The Architectural Review Panel reserves the right to alter the order of discussion in order to run an effective meeting. If you wish to assure yourself of hearing a particular discussion, please attend the entire meeting.

### **Opening Matters – 2:30 P.M.:**

- Call to Order
- General Discussion

Panelists in attendance: Ken Stockton, Sam Wacht, Mark Handel and Jeff Cooper

Panelists Absent: None

Staff in attendance: Glenn Michitsch, Senior Planner and Isidro Figueroa, Planner

General Comments: None

### **Review Item(s) – 2:40 P.M.:**

1. **File No. 120000382.** A request for a Conditional Use Permit to allow on-site consumption of beer and wine via a Type-41 license from the State Department of Alcoholic Beverage Control at the existing Starbucks restaurant located at 26531 Agoura Road in the Commercial-Retail and Commercial-Mixed Use zoning districts and the Scenic Corridor overlay zoning district (CR-SC and CMU-SC).

Submitted by: Starbucks Coffee Company  
Planner: Talyn Mirzakhian  
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Applicant/Representative attending: Ben Salisbury

Members of the public attending: None

**Comments:** The Panel noted that the serving area enclosure is a prominent feature, and located in an area that is visually important to the center. As such, the railing should complement the Mediterranean style of architecture, and be of a rustic design. The panel suggested, as an example, to use support posts that are more substantial (i.e. heavier) such as newell posts with a wood cap element.

Based on the panel's general comments, the applicants described a contemplated design of using powder-coated steel base railings and posts with a cedar wood cap railing. Also, post elements would include lighting channels, and some post elements could be designed as planters to add visual interest.

The Panel agreed that the applicants' suggested design modification is a superior alternative to the original proposed style, and recommended approval of the applicant's suggested modification concept. The Panel also recommended that the new railing design extend entirely around the outdoor seating area which would involve replacing some of the existing railing in proximity to the southeastern portion of the existing structure (agreed to by the applicant). However, the panel requested that the applicant forward a drawn elevation, a rail sample, and a color sample of what was discussed for review and final comment.

**ACTION:** The Panel recommended approval of the design modifications as described by the applicants at the meeting, based on a final review of the enclosure's drawn elevation, color sample and rail sample, which is to be emailed to the panelists for final comment.

- 2. File No. 12000469.** Request for a Site Plan Review and Scenic Corridor Permit to redesign the exterior facade of the Mercedes-Benz auto dealership, located at 24181 Calabasas Road, within the Commercial, Retail zoning district and designated Scenic Corridor (CR-SC). This request involves no change in the building square footage.

Submitted by: Mercedes-Benz  
Planner: Krystin Rice  
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[krice@cityofcalabasas.com](mailto:krice@cityofcalabasas.com)

Applicant/Representative attending: Patrick Wirz, AIA  
Members of the public attending: Ben Salisbury, Dustin Woomer

**Comments:** The Panel, although understanding that Mercedes is applying a corporate branding to their establishments, agreed that the proposed modifications to the building detract from rather than enhance the existing building. Special emphasis was placed on the blue-colored columns being out of

proportion with the building (i.e. being too tall and thin). The Panel made the following comments/suggestions:

- 1) Make the columns shorter. One way to accomplish this from a practical standpoint is to lower the “eyebrow” awnings to just above the glass so that it is more functional as a solar shade, and then lower the columns to correspond with the awning height. The Panel noted that the column height at the main entrance is proportionally better.
- 2) Pull more of the gray color into the building so that the building has more color differentiation.
- 3) Placement of the columns over the parking garage entrance are visually problematic in that it gives an appearance of a “strong” building support element over an opening in the building.
- 4) Freeway-facing circular window should not be replaced by stucco. Solution should place some element with visual interest in that location.

**ACTION:** The Panel agreed that they could not recommend approval of the design as-is, and recommended that the applicant bring back proposed design modifications to address the Panel’s concerns.

3. **File No. 110001621.** A request for a Site Plan Review, a Scenic Corridor Permit and an Oak Tree Permit for the construction of 3 new single-family residences. The proposed project includes the removal of six (6) oak trees, removal of scrub oak habitat, and encroaching on the protected zone of numerous existing oak trees on APN Nos. 2069-065-001, 2069-065-002, and 2069-065-003. Additionally, the scope of work includes: 1) driveway grading; 2) retaining wall construction; 3) construction of entry gates; 4) construction of swimming pools and spas on each property and; 5) construction of two (2) new pool houses, (one on APN’s 2069-065-002 and one on APN 2069-065-002). An array of solar panels is proposed to provide power to each residence. The project site is within the Rural Residential (RR) zoning district and within the Mulholland Highway Scenic Corridor overlay. This project will require an environmental review and a Mitigated Negative Declaration. The project also includes a request for a Lot Line Adjustment to relocate the property line between APN Nos. 2069-065-001 and 2069-065-002

Submitted by: Dustin Woomer, Diamond West, Inc.  
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Applicant/Representative attending: *Ben Solisbury, Dustin Woomer, Ken Stockton (project architect), and Mark Handel (project applicant)*

Members of the public attending: *None*

*Note: For this item, Ken Stockton and Mark Handel recused themselves because they are project applicants.*

**Comments:** The Panel agreed that the architecture is well articulated on all three residences. However, the Panel suggested that window and stucco color vary more between residences so that all the homes have a little different look. Grading amounts are a concern to the Panel regarding the visual impacts to the corridor, and the Panel recommends that the applicant bring a visual aid back to the Panel for review such as a model, sketch-up or other tool that would give them a better understanding of the grading and potential visual impact to the Scenic Corridor. Additionally, the Panel suggested that a landscape professional review the landscape plan to ensure the use of plant material that helps to blend the graded slopes, driveway, walls and other improvements into the surrounding environment.

**ACTION:** **The Panel recommends that the applicants bring back a visual aid that demonstrates the grading and visual impact for further review and comment by the Panel.**

### **Adjournment:**

Adjournment to the Architectural Review Panel Meeting of July 27, 2012, at 2:30 P.M., City Hall, Conference Room #3, 100 Civic Center Way.

A copy of the Architectural Review Panel agenda packet, staff reports and supporting documents and any materials related to an item on this Agenda submitted to the Architectural Review Panel after distribution of the agenda packet are available for review by the public in the Community Development Department located at Calabasas City Hall, 100 Civic Center Way. City Hall office hours are 7:30 a.m. to 5:30 p.m., Monday through Thursday and 7:30 a.m. - 2:00 p.m. every Friday. If you have any questions regarding a particular project please contact the project planner.

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